



Acey Farm Acey Lane, Preston, Hull, HU12 8TN

LEONARDS
SINCE 1884

- **Smallholding Extending to c.7.44 acres (c.3.01 ha)**
- **Livestock Buildings and Stables**
- **Secluded Location in Open Countryside**
- **Three Bedroom Detached Farmhouse in need of Upgrade & Modernisation**
- **Potential Barn Conversion (subject to consent & approvals)**
- **Potential for Equestrian Use**
- **Grass Paddocks, c.6.74 acres (c.2.73 ha)**
- **Convenient for access to Kingston-upon-Hull**
- **Excellent Opportunity**

The property lies in open countryside approximately 1 mile west of Preston village and conveniently situated 5 miles east of the centre of the city of Kingston-upon-Hull. It comprises of a registered smallholding extending to approximately 7.44 acres (3.01 ha) and includes a detached three bedroom traditional brick rendered farmhouse in need of refurbishment and modernisation, together with former stock buildings, stabling and barn having potential for conversion, subject to the usual consents and approvals. There are three grass paddocks extending to c. 6.74 acres (2.73 ha).

The property is registered with DEFRA and has a County Parish Holding (CPH) Number.

Offers Over £400,000



Location

Acey Farm lies in open countryside approximately 1 mile west the Holderness village of Preston and is conveniently situated 5 miles east of the centre of the city of Kingston-upon-Hull. Acey Lane connects Staithes Road to the south running to Neat Marsh Road to the north. The village of Preston provides a basic but adequate range of local services and facilities, a wider range being available in the nearby market town of Hedon, together with a comprehensive range of services and amenities in the nearby City of Kingston-upon-Hull. The recently completed works at Castle Street on the A63, now allow for quick and easy access to the west side of the City running to the M62.

What3Words: ///organ.heavy.vines

Farmhouse Accommodation

The accommodation is arranged over two floors and includes:

Kitchen

13'0" x 13'11" (3.98 x 4.25)

The kitchen is approached via a covered porch and includes shaker style fitted base wall and drawer units complimented with granite effect work surfaces with tiled splash back and inset stainless steel sin. There is an integrated electric oven, four plate ceramic hob with extractor hood over, the kitchen having a tiled floor. Additionally there is a Westwood solid fuel stove, off the kitchen there is a small utility/pantry with plumbing for an automatic washing machine.

Lounge

18'8" x 13'5" (5.71 x 4.11)

Having a solid fuel stove set within a brick inglenook with timber over mantel.

Snug/Cloak Room

5'2" x 7'1" (1.59 x 2.18)

Accessed from the lounge.

Front Entrance Hall

5'2" x 10'9" (1.58 x 3.30)

Approached from a UPVC front entrance door and having turned stairs leading to the first floor, under stairs cupboard with quarry tiled floor.

Dining Room

12'0" x 13'0" (3.66 x 3.97)

Having open fire with brick surround and wooden mantel (presently boarded), laminated floor.

Bathroom

5'3" x 7'1" (1.61 x 2.18)

Approached from a half-landing, with three piece white suite being fully tiled and with extractor fan.

Bedroom 1

11'10" x 12'11" (3.63 x 3.95)

Having laminated boarded floor.



Bedroom 2

13'8" (min) x 13'1" (max) (4.17 (min) x 4.00 (max))

Again with laminated floor and separate linen store, leading to.

Bedroom 3

13'5" x 14'0" (4.10 x 4.27)

Also with laminated floor.

House Garden

The house garden is enclosed having a southern aspect to the house and is in a grass lawn sheltered and secluded by trees.

House Outbuildings

Rear yard with access to front garden, coal and log house and brick former aviary. Attached to the house there is a brick and tile lean-to garage with power and light (3.3 m x 5.6 m).

Farm Buildings

The farm buildings are approached directly from Acey Lane, in part over a concrete and stoned yard which includes a 20ft steel container.

Timber Stable Block - Building 2

33'9" x 12'1" (10.3 x 3.7)

Three stables with concrete floor and profile roof. To the frontage there is a concrete plinth and water tap.

Livestock Building - Building 3

26'2" x 12'1" (8.0 x 3.7)

Open livestock building, block construction plus fibre cement roof with four bays.

Livestock Building - Building 4

20'4" x 39'10" (6.20 x 12.15)

Block and brick pole barn with metal profile roof, having an earth floor open to small enclosed yard.

Livestock Building - Building 5

16'2" x 39'10" (4.95 x 12.15)

Brick and block building having concrete floor and again open to small enclosed yard.

Barn/Tool Store -Building 6

18'0" x 30'2" (5.50 x 9.20)

Brick buttress walls, corrugated iron roof, with concrete floor, with doorway to fold yard.

Former Cow House/Piggeries - Building 7

18'0" x 60'0" (5.50 x 18.30)

Again, brick buttress walls, corrugated iron roof, with concrete floor, with block stalls. This, and possibly, the barn/tool store would be suitable for conversion to ancillary or holiday let accommodation subject to the usual consents and approvals.

Fold Yard - Building 8

Concrete surfaced.



East Stable/Stalls -Building 9

72'2" x 14'5" (22.0 x 4.40)

7 x stables/stalls. of brick with corrugated iron roof and having concrete floors.

Barn - Building 10

52'1" x 20'8" (15.90 x 6.30)

Steel trussed open bay barn with corrugated fibre cement roof and concrete floor.

Open Stores - Building 11

12'5" x 18'8" (3.80 x 5.70)

Block construction with profile mono-pitch roof and water trough.

Former Pig Stalls - Building 12

74'9" x 18'0" (22.8 x 5.50)

6 x pig stalls with block rendered walls and double pitch fibre board roof and concrete floor with 6 small stalls, opening to the yard.

20 foot container - Building 14**Former Railway Carriage - Building 13****Paddocks/Land**

The property includes three paddocks. Paddock (North) c.3.11 acres (c.1.26 ha), there is a water tap directly adjacent to the timber stable block. Paddock (South), c.1.41 acres (c.0.57 ha), connected to water with trough. Paddock (West) c.2.22 acres (c.0.90 ha) . The paddock The vendor reserves the right to take hay off these paddocks for the 2026 season.

Services

The property is connected to mains water and electric. Whilst there are a number of chambers, we are unable to determine whether there is a foul drainage connection. It is assumed there is a septic tank but this cannot be located. Consequently a new septic tank may need to be installed.

Tenure and Possession

The property is available freehold. It is anticipated that vacant possession will be granted on completion.

Outgoings

From internet enquiries via the GOV.UK website the property has been placed in Band E for Council Tax purposes. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

An energy assessor has been instructed to carry out a survey and provide an Energy Performance Certificate (EPC). Further details will shortly be available from the sole selling agent.

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water, drainage, watercourses and other easements and rights of adjoining property owners affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

There is an electric wayleaves crossing the property in the northern and southern paddocks in favour of the local district network operator, Northern Powergrid Plc, for which there is a small wayleave payment.

Viewings

Strictly by appointment with the Sole Agents Leonards on (01482) 375212.

Having firstly arranged an appointment to view, please take care and be as vigilant as possible when making an inspection for your own personal safety.

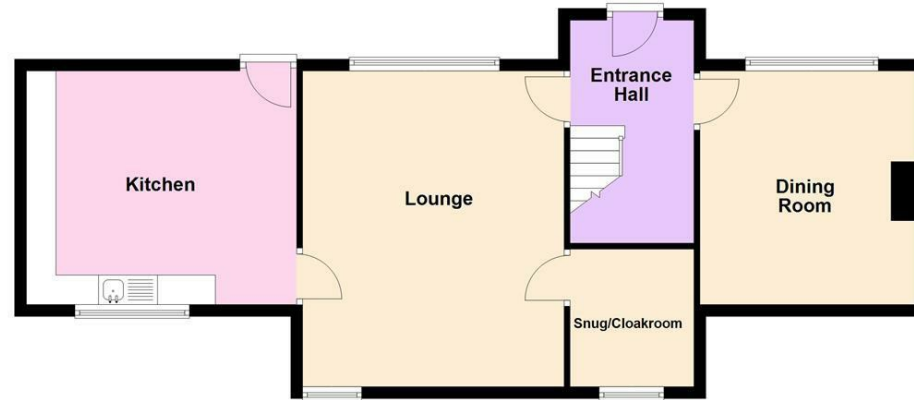
Plans and Measurements

Any plans forming part of these particulars are included for identification purposes and do not form part of the contract of sale. areas or measurements are stated and given as a guide only and should be checked by you or your own agent(s).





Ground Floor



First Floor



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			46
(21-38) F			
(1-20) G		8	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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